057.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	177,600 / 177,600
					USE VALUE:	177,600 / 177,600
					ASSESSED:	177,600 / 177,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	-13	PEIRCE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUSING CORP OF ARLINGTON
Owner 2:	
Owner 3:	
Street 1:	252 MASSACHUSETTS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TOULOPOULOS WILLIAM S -
Owner 2:	TOULOPOULOS NICHOLAS S TRS -
Street 1:	252 MASS AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,667 Sq. Ft. of land mainly classified as Housing Corp with a Apts 4-8 Building built about 1919, having primarily Vinyl Exterior and 3072 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
114	3667.000	84,800		92,800	177,600
Total Card	0.084	84,800		92,800	177,600
Total Parcel	0.084	84,800		92,800	177,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 57.81 | /Parcel: 57.81

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 37891
GIS Ref
GIS Ref
Insp Date 07/19/18

!4891!

PREVIOUS ASSESSMENT

Parcel ID: 057.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	114	FV	80,500	0	3,667.	333,900	414,400	414,400	Year End Roll	12/18/2019
2019	114	FV	356,200	0	3,667.	371,000	727,200	727,200	Year End Roll	1/3/2019
2018	111	FV	356,200	0	3,667.	249,100	605,300	605,300	Year End Roll	12/20/2017
2017	111	FV	334,900	0	3,667.	238,500	573,400	573,400	Year End Roll	1/3/2017
2016	111	FV	334,900	0	3,667.	217,300	552,200	552,200	Year End	1/4/2016
2015	111	FV	303,000	0	3,667.	174,900	477,900	477,900	Year End Roll	12/11/2014
2014	111	FV	303,000	0	3,667.	156,400	459,400	459,400	Year End Roll	12/16/2013
2013	111	FV	303,000	0	3,667.	148,400	451,400	451,400		12/13/2012

PRINT

Date	Time
12/10/20	19:51:33

LAST REV

Date	Time
03/19/20	11:45:26

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 4891

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOULOPOULOS WIL	52180-293		2/3/2009	Private	700,000	No	No		
DONOVAN GLADYS	27390-496		6/16/1997		240,000	No	No		Y

USER DEFINED

Prior Id # 1:	37891
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	PH	Patrick H
4/13/2017	I & E Return	MM	Mary M
5/4/2016	I & E Return	MM	Mary M
4/7/2009	Measured	197	PATRIOT
4/19/2000	Inspected	243	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	263	PATRIOT
12/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp		3667		Sq. Ft.	Site		0	70.	0.36	11			Restric	-75					92,752						92,800	

Total AC/HA: 0.08418 | Total SF/SM: 3667 | Parcel LUC: 114 | Housing Corp | Prime NB Desc: ARLINGTON | Total: 92,752 | Spl Credit | Total: 92,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2 - 2 Story		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	4		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	X - Restricted	80.	%
Special:			%
Override:			%
	Total:	86.2	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.99179685
Const Adj.:	0.97990203
Adj $ / SQ:	136.061
Other Features:	194500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	614381
Depreciation:	529597
Depreciated Total:	84785

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 4 | Baths: 4 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	3	1	
Totals			
4	12	4	

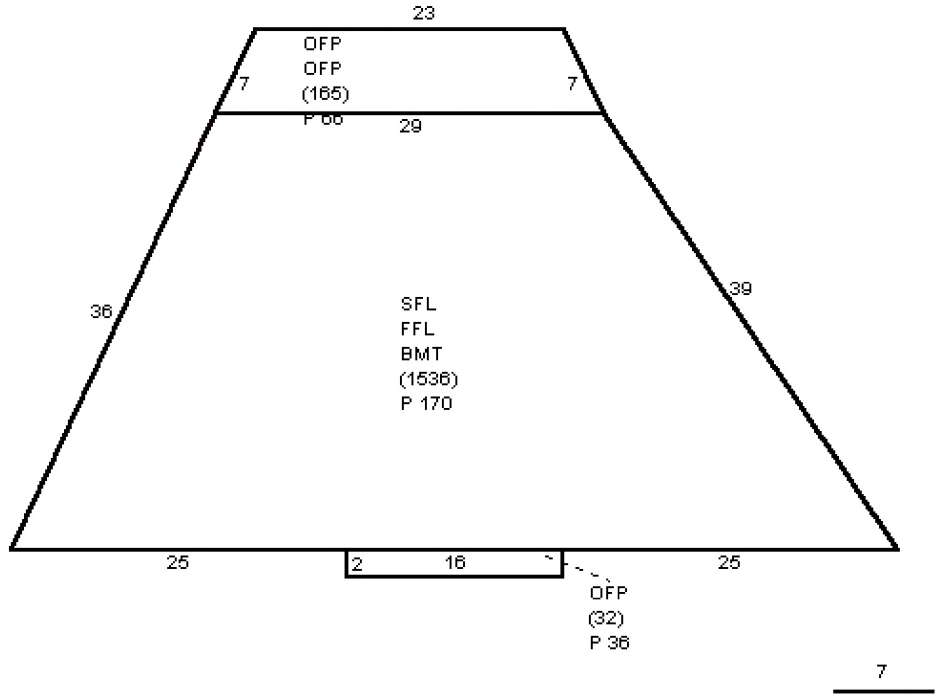
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	122.45
Special Features:	0	Val/Su Net:	17.06
Final Total:	84800	Val/Su SzAd	27.60

SKETCH



SUB AREA

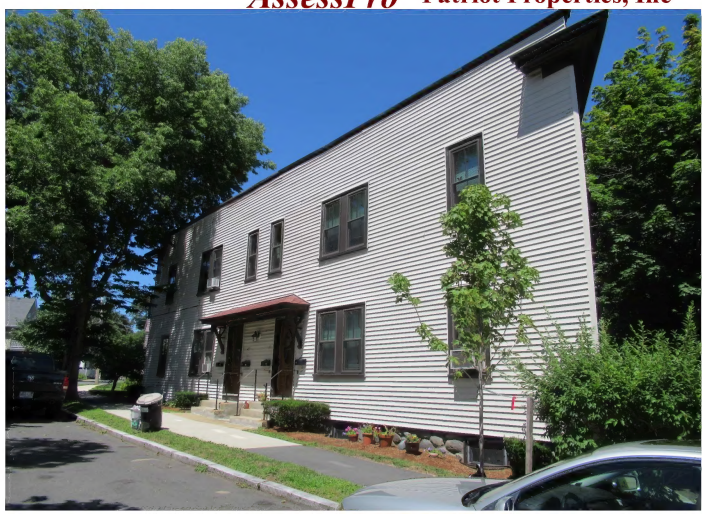
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,536	40.820	62,697
FFL	First Floor	1,536	136.060	208,990
SFL	Second Floor	1,536	136.060	208,990
OFP	Open Porch	362	20.630	7,470
	Net Sketched Area:	4,970	Total:	488,147
Size Ad	3072	Gross Are	4970	FinArea 3072

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

057.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: